

MEETING OF THE PLANNING COMMISSION OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
DECEMBER 12, 1988

The meeting was called to order at 7:00 p.m.

PRESENT

ABSENT

Chairman Barbara McGuinness
Mr. Edward Bidzinski
Ms. Mary Brown
Mr. Charles Bryant
Ms. Kimberly Burnett
Ms. Mary Donahidy
Mr. Lester Golub
Mr. William Kirchoff
Dr. Claude Pritchard
Mr. Doug Beach, City Attorney
Mr. Dick Hrabko, Ward IV Councilman
Mr. Jerry Duepner, Director of Planning/Economic Development
Ms. Anna Kleiner, Planning Specialist
Mr. Dan Olson, Planning Technician
Ms. Sandra Lohman, Executive Secretary/Department of Planning

Mr. Jerry Duepner, Director of Department of Planning/Economic Development gave the Invocation.

The Pledge of Allegiance was led by Mr. Jerry Duepner.

INTRODUCTORY REMARKS - CHAIRMAN BARBARA MCGUINNESS

Due to the fact that Ms. Burnett would be leaving early from this meeting, the agenda was changed to take up the Old Business first.

OLD BUSINESS

P.C. 14-88 Miceli Development Company

Mr. Jerry Duepner, Department of Planning/Economic Development stated that P.C. 14-88 was originally a request for rezoning to "C-8" District of a 23 acre tract at the northeast corner of Clarkson and Kehrs Mill Roads. Subsequent to the hearing a five (5) acre portion of the 23 acre tract was petitioned for residential. Mr. Duepner stated that a letter from Miceli Company was delivered to the Department of Planning/Economic Development requesting withdrawal of P.C. 14-88.

A motion to allow withdrawal of P.C. 14-88 was made by Mr. Bryant and seconded by Ms. Domahidy. The motion to withdraw was approved by a vote of 9 to 0.

P.C. 15, 16, 17, 18 and 19-88 Miceli Development Company

Mr. Duepner of the Department of Planning/Economic Development stated that P.C. 15-88 is a request for rezoning from Non-Urban to "R-3" for an 18.3 acre tract. P.C. 16-88 is a request for rezoning from Non-Urban to "R-2" for an 39.1 acre tract. P.C. 17-88 is a request for a PEU in a "R-2" and "R-3" District. P.C. 18-88 is a request for rezoning from Non-Urban to "R-3" for 7 acres. and P.C. 19-88 is a request for a PEU for the same 7 acres in a "R-3" District. The tracts are located in the northeast quadrant of the intersection of Kehrs Mill Road and Clarkson Road. The Department recommends approval of the requested rezoning and the request of a Planned Environment Unit, with the conditions noted.

The motion was made by Ms. Domahidy and seconded by Mr. Bryant to recommend approval of P.C. 15 through 19-88 subject to: the petitioner will show all existing trees and proposed trees on site development plan to be submitted to the Planning Commission for review and approval; lots will be a minimum size of 10,000 square feet in the "R-2" District, and a minimum of 8,000 square feet in the "R-3" District. The motion was passed by a vote of 9 to 0.

P.C. 21-88 Thomas E. and Janice M. Woodson

Anna Kleiner, Planning Specialist, stated the petitioner's request for rezoning of a 2.9 acre tract from "NU" to "R-1A." The Department recommended approval of "R-1" Residence District.

The motion to accept the Department's recommendation was made by Mr. Bidzinski and seconded by Mr. Golub. The vote to recommend the "R-1" District was: Mr. Bidzinski, yes; Ms. Brown, yes; Mr. Bryant, no; Ms. Burnett, yes; Ms. Domahidy, yes; Mr. Golub, yes; Mr. Kirchoff, no; Dr. Pritchard, yes; Chairman McGuinness, no. The recommendation passed by a vote of 6 to 3.

Ms. Burnett left the meeting at this point.

PUBLIC HEARINGS

- A. P.C. 24 and 25-88 Stonebriar Development Corporation; a change of zoning from "NU" District to "R-3," 10,000 square foot Residence District, and a request for a Planned Environment Unit Procedure in the "R-3" Residence District for a 4.9 acre tract of land located on the northeast side of Kehrs Mill Road, approximately 560 feet southeast of Clarkson Road.

Mr. Ed Griesedieck, Attorney, spoke on behalf of the petitioner. He stated two requests; 1) a change of zoning classification from Non-Urban to "R-3" minimal lot size 7500 square feet; and 2) a PEU for the creation of thirteen (13) single-family residences.

Speakers in Favor - None

Speakers in Opposition - None

A show of hands indicated 44 for the petition, 9 against.

APPROVAL OF THE MINUTES

The minutes of the November 28, 1988 Meeting were approved.

COMMITTEE REPORTS

Ms. Domahidy spoke on behalf of the Comprehensive Plan Committee. She stated that Development Strategies, Inc. has been chosen to develop the City's Comprehensive Plan. The Committee's decision was based upon the quality of the firm, its project staff and its response to the City. She asked for endorsement by the Commission. The motion to endorse was made by Mr. Bryant and seconded by Mr. Golub. The motion passed by a voice vote of 8 to 0.

NEW BUSINESS

P.C. 22-88 Hennenever Company, Inc.

Mr. Jerry Duepner stated that the Department's recommendation was to hold the petition until January 9, 1989.

The motion to hold was made by Mr. Bryant and seconded by Dr. Pritchard. The motion passed by a voice vote of 8 to 0.

P.C. 23-88 Richard L. Halbman

Mr. Jerry Duepner stated that the Department's recommendation was to hold the petition until January 9, 1989.

The motion to hold was made by Mr. Bryant and seconded by Dr. Pritchard. The motion passed by a voice vote of 8 to 0.

P.C. 134-87 Missouri East Annual Conference of the United Methodist Church

Ms. Anna Kleiner stated the Department's recommendation of a one year extension of time for a Conditional Use Permit #569.

The motion to approve the Department's recommendation of a one year extension of time for the submittal of a site development plan was made by Mr. Bryant and seconded by Dr. Pritchard. The motion passed by a voice vote of 8 to 0.

Site Plans, Building Elevations, Signs

P.C. 243-87 Long Road Realty Venture, Inc. - a business sign for a "C-8" District tract on the west side of Long Road, south of Chesterfield Airport Road.

Ms. Anna Kleiner stated the Department's recommendation of approval of a 70 square foot sign.

The request was amended by Ms. Brown to allow no caricature on the sign, strictly information.

The motion to approve the request, as amended, was made by Ms. Brown and seconded by Mr. Golub. The vote was as follows: Mr. Bidzinski, no; Ms. Brown, yes; Mr. Bryant, yes; Ms. Donahidy, yes; Mr. Golub, yes; Mr. Kirchoff, yes; Dr. Pritchard, yes; Chairman McGuinness, no. The motion passed by a vote of 8 to 2.

P.C. 4 & 5 Fischer & Frichtel, Inc. - (Coventry Farm Addition); a site development plan, east side of Kehrs Mill Road, north of Clayton Road.

Mr. Jerry Duepner presented the Department's recommendation to approve the site development plan.

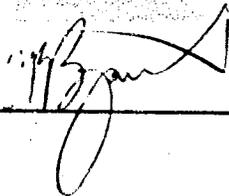
The motion to approve the plan was made by Mr. Kirchoff and seconded by Mr. Bryant. The vote was as follows: Mr. Bidzinski, yes; Ms. Brown, yes; Mr. Bryant, yes; Ms. Donahidy, yes; Mr. Golub, yes; Mr. Kirchoff, yes; Dr. Pritchard, yes; Chairman McGuinness, yes. The plan was approved by a vote of 8 to 0.

P.C. 87-87 John Shaw (The Shaw Building) - a change of building elevations, southwest side of Chesterfield Airport Road, northwest of Chesterfield Village Parkway.

Ms. Anna Kleiner presented the Department's recommendation to approve the petition.

The motion to approve the motion was made by Dr. Pritchard and seconded by Mr. Golub. The motion passed by a voice vote of 8 to 0.

The meeting adjourned at 8:00 p.m.



Mr. Charles Bryant - Secretary